Plan & Review Commission Public Hearing MINUTES
Wednesday, November 6, 2024 at 6:00 PM
Spider Lake Town Hall, 10896W Town Hall Rd, Hayward Wisconsin

Petition for Rezone: Landowner: Northgate Land Partners LLC. Located in the SE¼ of the SW¼, Sec 34, T42N, R06W. Description: PRT GOVT LOTS 4 & 9, LOT 7 CSM 24/147 #6549. Legacy PIN: 028642345407. Vacant land with no fire number, on State HWY 77 across from Chequamegon Lane, 7.59 Acres, Zoned F-1 Forest One District. Purpose of the request is to rezone the parcel to RR-2 (Residential/Recreational Two District) in order to maximize development options for resale.

MINUTES

1. Meeting was called to order at 6:00 PM by the Plan and Review Commission Chair Delaney
2. Chair Delaney reviewed and conducted the administrative duties for the public hearing:
    a. Take Roll
    b. Present: Chair Sarah Delaney, Vice Chair Tim Sheldon, Commissioners: Steve Smith (via Zoom), Fred Haueter
    c. Absent: Commissioner Don Becker
    d. Quorum was met (minimum of 3 Commissioners)
    e. Confirm compliance with Open Meetings Law and Public Notice Requirements. Public Hearing (Class 2) was noticed in the Sawyer County Record on 10/23 and 10/30, and posted on the Town's website.
3. **Sheldon moved to approve the November 6, 2024 Public Hearing Agenda**; seconded by Haueter. Motion carried.
4. Chair Delaney informed the public and those present of hearing procedures and conducted the proceedings as follows:
    a. Application – Documents were reviewed.
    b. Applicant statement - Mr. Gates was provided time to present his request to rezone from F-1 to RR-2. Request: Rezone from F-1 to RR-2 to maximize development options for resale.
    c. Response Letters from adjacent property owners - Two of seven letters sent out were received. Both letters opposed the rezone.
    d. Public Statements – NONE.
    e. Questions from the Commission were addressed.
    f. **Haueter moved to close the Public Hearing**; seconded by Smith. Motion carried.
    g. Public Hearing portion was closed at 6:14 PM. The P&RC then reconvened in the regularly scheduled Plan and Review Commission meeting.

Respectfully submitted,
Tim Sheldon, Vice Chair of the Plan and Review Commission

DRAFT

November 11, 2024

DRAFT

MEETING MINUTES
Town of Spider Lake
Plan and Review Commission Meeting
Town Hall, 10896W Town Hall Road
November 6, 2024

MINUTES

1. The Meeting was called to order by Chair Delaney at 6:15 PM.
    a. Present: Chair Sarah Delaney, Vice Chair Tim Sheldon, Commissioners: Steve Smith (via Zoom), Fred Haueter, and Zoning Administrator Gardner
    b. Absent: Commissioner Don Becker
2. Commissioner Haueter moved to approve the November 6. 2024 agenda; seconded by Sheldon. Motion carried.
3. Pledge of Allegiance
4. **Haueter moved to approve the October 2, 2024 minutes**; seconded by Delaney. Motion carried.
5. Northgate Land Partners LLC Rezone: The Commission considered the rezone request by Northgate Land Partners, LLC.
    a. Sheldon stated that he was opposed to the rezone. The Commission does not make decisions to "maximize development options." Further, it is in the best interests of the Town to retain the more conservative zoning classification (F-1) to protect the forest environment in that area of the Town.
    b. Haueter: Approval would undermine our zoning plan and our zoning authority. Such a request could allow for storage units, short-term rentals, multiple dwelling units etc., which are not aligned with the interests of the Town. Also, does not comport with the Town's Comprehensive Plan.
    c. Smith: No compelling need to rezone, since a dwelling - the stated reason to pursue the rezone - is allowed in F-1 zoning. Further, the two adjacent (nearby) properties were opposed to the rezone.
    d. Delaney: As F-1 permits the construction of a dwelling, there is no desire to reduce the P&RC/Town's zoning authority with an approval for unknown potential uses (which would be the result of rezoning to RR-2).
    e. **Sheldon moved to decline to recommend to the Board the request by Northgate Land Partners LLC to rezone the property**; seconded by Haueter. Motion carried.
6. Zoning Administrator's Report
    a. Permit applications
        i. LUP 24-028 Christopher - Addition to Dwelling. **Sheldon moved to approve the Christopher permit application to add an addition to the dwelling**; seconded by Haueter. Motion carried.
        ii. LUP 24-029 Karlgaard - New Dwelling **Smith moved to approve the Karlgaard permit application to construct a new dwelling**; seconded by Haueter. Motion carried.

DRAFT

MEETING MINUTES
Town of Spider Lake
Plan and Review Commission Meeting
Town Hall, 10896W Town Hall Road
November 6, 2024

b. Zoning Administrator Gardner reported that the Town should anticipate a number of permit applications in the next few months; there have been many inquiries. He also reported that Wanigan Holdings, LLC permits are proceeding through the state proces. He also stated that he has and will continue to request that the Wanigan Holdings, LLC to supply a detailed site plan of ***all*** buildings, their dimensions, and their uses. The ZA also said that additional details and measurements from Metcalf have been provided, so that permit is complete.

7. Comprehensive Plan Update – Progress Review
    a. Introduction and Executive Summary – The Update Committee is making good progress, and the tone and summary of the DRAFT provides a reasonable overview of the Comprehensive Plan document
    b. Future Land Use approach – Discussion: The Future Use Map is the only one required by state statute, and P&RC prefers having two maps at the parcel level (one for Existing and one for Future Use).
    c. Implementation Plan approach – An implementation plan with Objectives, Goals Actions, accountable party and organized by document Section satisfies the P&RC desire for a method to track progress.
8. The Commissioners agreed to change the date of the January meeting to January 2, 2025 at 6:00 PM to avoid the holiday.
9. **Haueter moved to adjourn**; seconded by Sheldon. Motion carried

Respectfully submitted,
Tim Sheldon, Vice Chair of the Plan and Review Commission
November 11, 2024

DRAFT